

**BOARD OF APPEALS CASE NO. 5056**

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**BEFORE THE**

**APPLICANT: Peter Skarulis**

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**ZONING HEARING EXAMINER**

**REQUEST: Variance to construct an  
addition within the rear yard setback;  
1204 Corinthian Court, Bel Air**

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**OF HARFORD COUNTY**

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**Hearing Advertised**

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**Aegis: 6/7/00 & 6/14/00**

**HEARING DATE: July 26, 2000**

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**Record: 6/9/00 & 6/16/00**

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### **ZONING HEARING EXAMINER'S DECISION**

The Applicant, Peter C. Skarulis, is seeking a variance pursuant to Section 267-36B, Table V, of the Harford County Code, to allow an addition within the 35 foot rear yard setback (32 feet proposed) in an R2/COS District.

The subject parcel is located at 1204 Corinthian Ct., Bel Air, MD 21014 and is more particularly identified on Tax Map 41, Grid 4D, Parcel 432, Lot 107. The subject parcel consists of 0.258 acres, is zoned R2/COS and is located entirely within the Third Election District. The lot is within the Amyclae Estates subdivision.

The Applicant, Peter Skarulis, appeared before the Hearing Examiner and testified that he owns the property together with his wife. The Applicant is proposing an addition to the rear of his home which will measure 13 feet by 16 feet. The structure will encroach minimally into the rear yard set back (approximately 35 square feet of the structure will encroach by 1 to 2 feet. The property is very odd shaped because it sits at the end of a cul-de-sac and this unique shape creates the minimal encroachment. The witness does not believe there will be any adverse impacts as a result of approval and has spoken to each of his neighbors, none of whom has expressed any objection to the proposed addition. The Applicant stated that the lot is vary private with mature Leyland Cypress trees bordering the south and east sides of the property. Additionally, because of the shape of the lot, it is likely that the neighbor to the left of the subject parcel will have no view of the addition at all.

There were no persons who appeared in opposition to the request.

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The Department of Planning and Zoning, in its staff report dated July 3, 2000 found the property to be unique and further, that existing vegetation will serve to screen the addition from view of adjacent properties, thus minimizing, if not eliminating, any adverse impacts if approval is granted. The Department concluded that the variance requested is very minor in nature and recommended approval.

### **CONCLUSION:**

Section 267-36B, Table V, of the Harford County Code requires a 35 rear yard setback for this property as currently zoned. The Applicant proposes to construct an attached addition to the rear of his home that is modestly sized at 13 by 16 feet. Only 35 square feet of this structure will encroach into the setback area and only by 2 feet or less. The encroachment results from the shape of the lot which is dictated by its location on the cul-de-sac. The property is unique in this regard. The Hearing Examiner finds that the structure, as proposed, will not impair the purposes of the Code or result in adverse impacts to adjoining properties. Approval is recommended subject to the condition that the Applicant obtain all necessary permits and inspections.

Date    NOVEMBER 17, 2000

William F. Casey  
Zoning Hearing Examiner